

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes Information Meeting April 11, 2016 36 Summer Street

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

The Information Meeting was to hear and discuss a site plan review for a two-story addition to an existing commercial building at 36 Summer Street.

The Applicant, Peter Kelly, was represented by William Hannigan, Hannigan Engineering (HE), Inc. The current building is an automotive dealership with repair bays. The proposed addition, with a 52 x 40 foot footprint, will be located on the west side of the existing building and contain two stories. The second floor will be utilized as an apartment with two parking spaces provided. The ground floor will consist of two additional garage bays. The site entrance consists of asphalt pavement with surrounding areas at the front of the building being a regrid base. The original regrid areas will be paved. This area will be used for vehicle display. The remaining site is grass and brush. Apartment access will be at the building rear. No significant impact on traffic is expected. Parking for the business is provided on the east side of the entrance.

The application was sent out for departmental review with no issues being raised. K. Chenis requested A. Burney follow-up with the Fire Chief as to emergency vehicle access at the building rear. Due to its size, the building will require sprinklers.

A revised plan was presented as a result of the Graves Engineering (GEI), Inc. April 8, 2016 review letter. The revised plan annotates and labels usage of the parking spaces on the northwest side of the property, existing signage will not change, perimeter planting is shown with legend added. The Applicant is not expecting any more dust than that associated with the construction of a single family house, no hydrology calculations were done as the Applicant anticipates both pre- and post- runoff will remain the same.

The Board wanted to ensure stormwater management had been addressed. HE noted the existing site drains towards the street and that impact to surface waters and groundwater was restricted by the operation requirements and regulations regarding handling, storage, and disposal of oils were in place. K. Chenis stated that the stormwater discharge would be greater than that currently existing. HE responded that calculations were not done as drainage on a site this small would not be significant. He noted he could provide some type of drainage, e.g., leaching catch basin. Curbing will be provided on the parking side (east) of the site. The existing sewer wraps around the proposed addition. The existing building will utilize public water and the sewer lines located within Summer Street. A. Burney noted the Applicant will need to modify its permit with the Sewer Commission. Gas and oil separators are already installed for the existing bays. HE noted he can do a gutter and downspouts at the rear of the apartment to tie into a two foot crushed stone trench around the north and west sides that will also receive the parking lot runoff. Snow clearing and removal notes will be added to the plan.

Motion, K. Chenis, to approve the application for site plan review with Conditions as noted below, Second, D. Prokowiew: All aye.

- The Applicant will comply with all other boards/commission regulations/bylaws.
- The Applicant will comply with all local, state, and federal regulations.
- Runoff from the roof drains will be infiltrated.
- The Applicant will build to the specifications of the Board-approved Plan.
- The Applicant will install roof drains at the back of the building.
- All loading and unloading will be done on premises.
- There will be a two foot trench drain along the north and west sides.
- The site shall be kept swept and clean during construction.
- Stormwater management notes will be added to the Plan.

The Plan will be revised as a result of this evening's meeting and a signature block added.

Information meeting closed 7:40 PM

Documents used at meeting:

Application
Plan amended to 4/11/16
Site Photographs
GEI Review Letter dtd 4/8/16

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